

Mr. Randy Wall
Chairman of Planning Commission
C/O Monroe County Planning Commission
2798 Overseas Highway
Marathon, FL 33050

July 7, 2008

Dear Mr. Wall & Planning Commission,

I am writing concerning the proposed pool & welcome center on Greenbriar Road. I would like you consider approving the Villa Owners Pool & Welcome Center. My understanding is that the units are separated by a road. I do not feel this is any different from what Hawk's Cay Resort use of the rental and welcome from villa units that are members of that rental management company. Hawk's Cay has been providing this service for many years with no adverse impact to the public or Duck Key.

Traffic would not be affected in any more than it is now. I feel the Villa Owners need to have this welcome center & pool, so we can better serve the people who are renting these units. This would also give the villa owners an even playing field as far as competition and marketing.

I urge you to approve the Villa Owners Pool & Welcome Center.

Thanks for your consideration,
Sonia & Terry Watkins

A handwritten signature in cursive script, appearing to read "Sonia Watkins", with a large, stylized flourish underneath.

Villa 5004 Sunset Village Dr.
Duck Key, FL 33050

*TIMOTHY AND CATHERINE GORMAN
722 PINE CREST LANE
NAPLES, FL 34104
239-352-2488
gormansauto@comcast.net*

Mr. Randy Wall
Chairman, Planning Commission
Monroe County Planning
2798 Overseas Highway
Marathon Florida 33050

Re: KeysCaribbean Resorts Village at Hawks Cay
Villa Owners' Welcome & Pool Center.

Dear Chairman Wall:

We have owned property in Marathon since 1991 (337 Calzada de Bougainvilla, and 2007 Marina Villa Drive). We have witnessed the Monroe Planning Board make many wonderful decisions for all of the residents of our county, and we are asking you do the same now.

As you know, the Hawks Cay Property was sold and renovated in the last 18 months. Many owners have opted to leave the Northview Program, as for numerous reasons it is not advantageous for many. The property holds varied uses. One is Hawks Cay resort is providing rental management services for units separated by the resort by roads. This has been the practice for many years, with no adverse impacts.

Now, others who own property also associated with the resort, but not in their rental program, are asking for the same use. This is to use the Greenbriar Road property as an Owner's Welcome and pool center.

As this has been a long standing practice for the resort rental management group, it would seem that it is no different for this management group. It encompasses the same roads, traffic and property.

Therefore, we respectfully request that you extend the approval for the Keys Caribbean Resorts Village at Hawks Cay Villa Owners' Welcome & Pool Center.

Thank you in advance for your time and consideration.

Sincerely,



Timothy and Catherine Gorman

July 8, 2008

Mr. Randy Wall
Chairman of the planning commission
C/o Monroe County Planning
2798 Overseas Highway
Marathon, Florida 33050

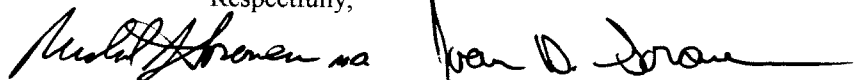
Dear Mr. Wall

I am writing in support of the creation of a pool and welcoming center to be located on Greenbriar road on Duck Key. We bought our townhouse on Sunset Village Drive when it was first offered for sale almost ten years ago. Since that time we have traveled to Duck Key to vacation many times and have enjoyed the Keys, their ambience and the people who live there. As you know, a few years ago changes took place in the management at Hawks Cay Resort. While we felt that the resort was in need of a facelift and we applaud the current owners with taking the financial risk and doing a generally good job we did not agree some aspects of their management as it applies to us in particular. I will not belabor you with the particulars except to say that since we left their program we have been denied access to use of any of the Hawks Cay facilities. For my family loss of use of a swimming pool was the hardest to take. Some of the pools on the property have been built with income generated from properties such as ours. We feel that it is only fair that we should have the opportunity to create a pool environment so that our families and guests can enjoy the same availability.

With regard to a welcoming center it has been pointed out that the accessory use region (pool and welcoming center) would be separated by several roads from some of the units in question. I can't see how this could be a problem as my unit has been separated by a road from the rest of the resort for ten years. In fact when it was first built there was no pool near my unit for over a year and yet it was still deemed rentable by the various governing bodies that control such things. To this day I have not heard of any adverse incidents arising from such a situation.

When we originally bought our property it was stated that if we chose to not be in a Hawks Cay rental program that there would be no adverse consequences and the pools and other facilities could be used at a nominal fee. Now the game has changed and the nominal fee is equal to the sum of all the other ownership expenses combined and then more. I hope that you will consider our request and allow us to continue to enjoy the Keys as part time residents and lovers of the Keys lifestyle as we are sure that you do.

Respectfully,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'Michael D. Soronen' and the second, on the right, is 'Joan D. Soronen'. Both are written in a cursive, flowing style.

Michael D Soronen M.D.
Joan D. Soronen

Russell and Laura Krupala
6481 Burgoyne
Houston, Texas 77057

July 11, 2008

Mr. Randy Wall
Chairman Monroe County Planning Commission
C/O Monroe County Planning
2798 Overseas Highway
Marathon, Florida 33050

RE: Keys Caribbean Resorts Village at Hawks Cay – Welcome and Pool Center

Dear Mr. Wall,

My husband and I purchased our unit, 5081 Sunset Village Drive at the Village at Hawks Cay in 2002. I have been informed that there will be a meeting on July 23rd requesting the approval of the Welcome Center and Pool on Greenbriar Road. I understand that this request was denied at earlier meetings.

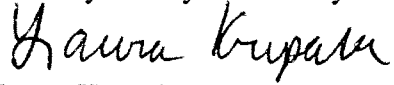
When we purchased our property in 2002 we understood that the property and property surrounding our villa's before the Duck Key Bridge was all zoned Destination Resort thus allowing us to rent our property either through the Hawks Cay Rental Management Company or to arrange for our own rentals. From 2002 through the end of 2007 we used Hawks Cay Rental Management as our rental agent. It is well known that the new owners of the resort opted to cause Villa Owners to adhere to Upgrades that were in excess of \$40,000 per unit and totally one sided management agreement that our attorneys recommended they would never sign. The resort has chosen to deny use of any resort pools as a result. We have since chosen Keys Caribbean as our rental agent and support the Welcome Center and Pool on Greenbriar to service ourselves and our guests.

I understand that the Welcome Center and Pool has not been approved because some of the units it would serve are separated by a road from the accessory use. Since inception when the Villas were built the guests and owners of the Village at Hawks Cay were granted access to all of the pools and amenities in the "Destination Resort Zoned Area". In order to go to the main pool areas you must walk across the same roadway that would allow accessory use to the Keys Caribbean pool. To this day even the Villa Owners that are in Hawks Cay Rental Program must walk across that roadway. We also have many guests from the hotel that walk to the Sunset Pool. There have been no adverse affects from this over the years and in fact with the wonderful new sidewalks it makes a great comfortable walk.

I clearly do not understand how the Planning Director could make such a decision.

Please, I am urgently asking that you overturn this decision at the meeting on July 23rd at 10:00a.m. and issue the approval for the Keys Caribbean Welcome Center and Pool.

Thank you very much for your time and consideration in this matter.

A handwritten signature in cursive script that reads "Laura Krupala". The letters are fluid and connected, with a prominent "L" and "K".

Laura Krupala

Owner 5081 Sunset Village Dr.

Tedesco-Debby

From: Triobevdb@aol.com
Sent: Wednesday, July 16, 2008 9:53 AM
To: Petrick-Nicole; Tedesco-Debby
Subject: Objection to appeal of project - 1128 Greenbriar Road Duck Key
Attachments: Monroe County Planning.doc

Dear Misses Petrick and Tedesco -

Please find attached my letter, objecting to the subject property proposal to convert into a Welcome Center / Entertainment Ctr / Marine Complex.

I just received notice, yesterday, of the upcoming meeting. I do not know why we would not be considered for notice in this action, as the only access to our home is via the Truman Bridge, and this project will impact our access to our street. I hope you will stand by your first decision to reject the project.

Sincerely,

Dorothy Dale Ciuffreda
156 Indies Drive North
Duck Key, FL 33050
(443) 454-5551

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July 16, 2008

Monroe County Planning Commission
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

RE: Appeal of Rejection / Planned Development of Welcome Center /
Entertainment Facility on Duck Key / Location – 1128 Greenbriar Road Duck Key

Dear Sirs:

I own a home on Duck Key, located at 156 Indies Drive North. I have owned my home for 9 years. My husband and I came to Duck Key to enjoy the peaceful atmosphere and to get away from the crowds. I am asking that you stand by your decision to reject the proposal that would allow the above mentioned project.

I am not an attorney. So my reasoning is based solely on “common sense”, and not “the law”.

- 1) The proposed project will disrupt the lifestyles of several hundred homeowners and the property owners on Duck Key.
- 2) The owners of this project were to be a part of the Hawk Cay facility, originally. That is the way the project was presented. If the homeowners had known that the intention was to convert a Duck Key home into a Welcome Center, Entertainment Center, Marina, etc., the homeowners would have fought the original project.
- 3) The hearing was filed at a time when many of the homeowners are out of town, to give the false impression that there is no opposition to this matter. If the paperwork had been filed during the winter season, your hearing room would be standing room only for this matter.
- 4) I received notice of this hearing, only yesterday. It is not right for me to get such little notice of this matter, even though the law requires that property owners within 300 ft. of the proposed project are the only residents that need “notice”. The Truman Bridge is the **only** access road to my home. This project will impact my travel to and from my house. Why should I not be considered?
- 5) The Truman Bridge is historic. This project will create more traffic and more wear and tear on the bridge. The bridge is not meant to be traveled by heavy trucks, like delivery trucks used for food, beverages, marina supplies, etc. Heavy commercial vehicles will undoubtedly miss the turn to the subject property, and cross that bridge. Tourists will undoubtedly want to drive around and see the area passed the bridge. Traffic will increase on that little bridge.

- 6) Because of the increased traffic, there will be an increased chance of accidental damage to the bridge.
- 7) The parking of boats, trailers and boating accessories will detract from the entrance to our neighborhood. Our property values will be impacted negatively.
- 8) The waters in the area of the Truman Bridge are very swift and dangerous. People should not be allowed to dock boats in that area. If people are docking boats, it makes sense that people will on purpose, or, by accident enter the water in that area. It presents a danger. It would not be prudent to allow boating activity in the area of that bridge.
- 9) The project owners should join the Hawk Cay Club. They have always had that option. I do not know why they have decided not to utilize that option. But, we as a community should not be burdened because the project owners have changed their minds.
- 10) The project, if allowed, will create a burden, a nuisance, a danger, decreased property values. It will turn our neighborhood into something that it was never intended to be. Hundreds will be impacted negatively, for the gain of a few. That's not good common sense.

Respectfully,

Dorothy Dale Ciuffreda

Dorothy Dale Ciuffreda
156 Indies Drive North
Duck Key, Florida 33050

My letter will be presented, in person, at the meeting on 7/23/08.

Tedesco-Debby

From: JOHN CICHOCKI [joncichocki@yahoo.com]
Sent: Wednesday, July 16, 2008 9:49 AM
To: Schwab-Townsley; Thomson-Julie; Haberman-Joe; Harbert-Bill; Bauman-Barbara; Petrick-Nicole; Tedesco-Debby; mareinc@aol.com
Subject: [QUAR] Planned Development of Welcome Center
Importance: Low

Date: July 16, 2008

Monroe County Commissioners and Planners

Re: Proposed Development of 1128 Greenbriar Road

Dear Sir or Madam:

I am sending this letter to The Monroe County Planning Commissioners to inform you that I am opposed to the changes proposed to the 1128 Greenbriar Road and agree with the County that this use would be undesirable. Safety issues & traffic conditions that this proposal would create are among the largest concerns for that location. Unfortunately, the meeting was scheduled during a time in which I was unable to attend in person. I hope that my input will be of value to you in your decision making progress. Thanks you for your consideration on my behalf on this matter. Feel free to contact me at the number below if I can be of any further assistance to you.

Sincerely,

Jonathan J. Cichocki M.D.

Karen Cichocki